

PLAN OF SURVEY OF
PART OF LOT 21A
AND PART OF THE WATER LOT
IN FRONT OF ORDNANCE RESERVE
REGISTERED PLAN 69
(GEOGRAPHIC TOWNSHIP OF TAY)
TOWN OF PENETANGUISENE
COUNTY OF SIMCOE

SCALE 1 : 750



RAIKES GEOMATICS INC.
2021

REVISION TABLE		
DATE	BY	COMMENT
NOVEMBER 10, 2021	BP	REVISED PROPOSED SEVERANCE CONFIGURATION

PREPARED FOR
CONSENT APPLICATION

LOT COVERAGE (SEVERED)

DWELLING	=	108.7 Sqm.
COVERED DECKS	=	14.6 Sqm.
DECKS	=	36.6 Sqm.
BUNKIE	=	31.0 Sqm.
DECK	=	23.7 Sqm.
SHED	=	8.4 Sqm.
TOTAL	=	223.0 Sqm.
LOT AREA (ABOVE WATER'S EDGE)	=	3,446 Sqm.
LOT COVERAGE	=	6.5%

LOT COVERAGE (RETAINED)

DWELLING	=	204.4 Sqm.
COVERED DECKS	=	75.0 Sqm.
DECKS	=	13.7 Sqm.
DECK (At Water)	=	5.3 Sqm.
1 Storey (Accessory)	=	27.3 Sqm.
TOTAL	=	325.7 Sqm.
LOT AREA (ABOVE WATER'S EDGE)	=	20,930 Sqm.
LOT COVERAGE	=	1.6%

METRIC

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

BEARING NOTE

BEARINGS HEREON ARE UTM GRID BEARINGS AND ARE DERIVED FROM OBSERVED REFERENCE POINTS (ORPs) A AND B BY REAL TIME NETWORK (RTN) OBSERVATIONS AND ARE REFERRED TO THE CENTRAL MERIDIAN 81°W IN ZONE 17 BASED ON NAD83 (CSRS) (2010 EPOCH).

BEARING ROTATION

FOR BEARING COMPARISONS, A ROTATION OF 2°17'40" COUNTERCLOCKWISE WAS APPLIED TO PLANS P1, P2 AND P3

DISTANCE NOTE

DISTANCES SHOWN ON THIS PLAN ARE HORIZONTAL GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99967

LEGEND

- DENOTES MONUMENT FOUND
- IB DENOTES IRON BAR
- IBØ DENOTES ROUND IRON BAR
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- Meas. DENOTES MEASURED
- Wt. DENOTES WITNESS
- (RP.) DENOTES REGISTERED PLAN
- (650) IDENTIFIES C.P. O'DALE, OLS.
- (650) IDENTIFIES CHARLES P. O'DALE LTD.
- (1752) IDENTIFIES PRESTON NICHOLSON HARVEY INC.
- P1 DENOTES PLAN RD-359
- P2 DENOTES PLAN 51R-36870
- P3 DENOTES PLAN 51R-5975
- C.S.R.W. DENOTES CONCRETE AND STONE RETAINING WALL

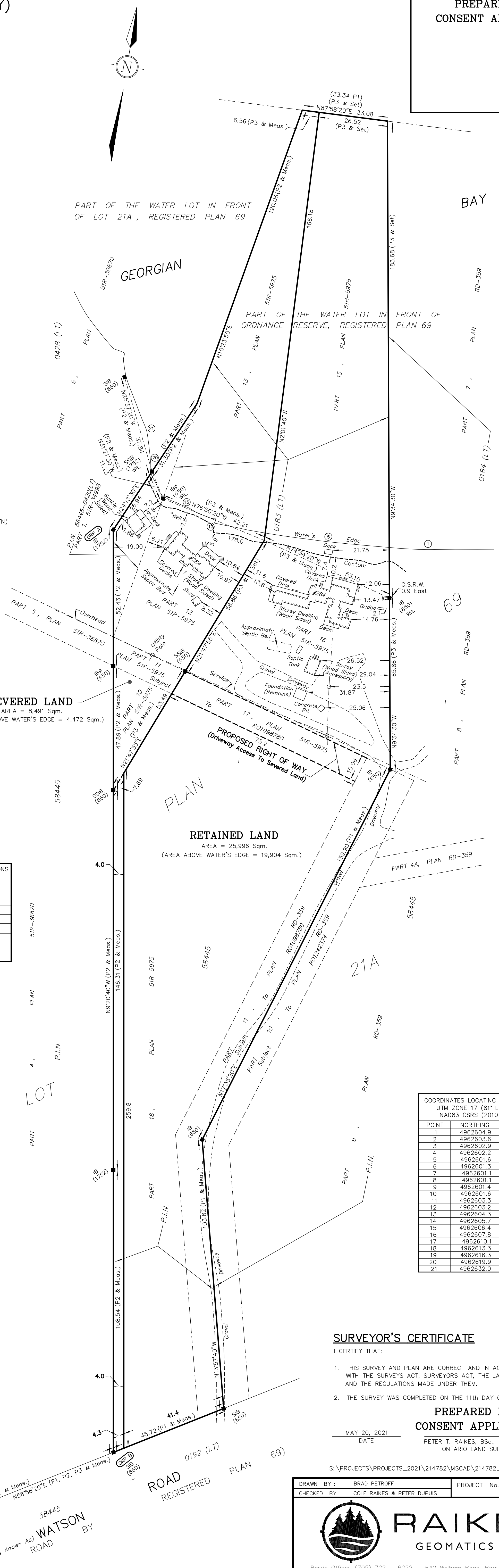
OBSERVED REFERENCE POINTS (ORPs) ARE DERIVED FROM GNSS OBSERVATIONS USING THE CAN-NET VRS NETWORK, UTM ZONE 17 (81° LONGITUDE) NAD83 CSRS (2010 EPOCH) COORDINATES TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG 216/10

UTM NAD83 CSRS CO-ORDINATE TABLE		
POINT ID	NORTHING	EASTING
ORP A	4962592.77	587706.73
ORP B	4962242.47	587764.36

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN

SEVERED LAND
AREA = 8,491 Sqm.
(AREA ABOVE WATER'S EDGE = 4,472 Sqm.)

RETAINED LAND
AREA = 25,996 Sqm.
(AREA ABOVE WATER'S EDGE = 19,904 Sqm.)



COORDINATES LOCATING WATER'S EDGE UTM ZONE 17 (81° LONGITUDE) NAD83 CSRS (2010 EPOCH)		
POINT	NORTHING	EASTING
1	4962604.9	587826.9
2	4962603.6	587816.6
3	4962602.9	587807.6
4	4962602.2	587798.3
5	4962601.6	587788.5
6	4962601.3	587780.1
7	4962601.1	587770.3
8	4962601.1	587760.6
9	4962601.4	587750.6
10	4962601.6	587744.7
11	4962603.3	587744.9
12	4962603.2	587743.5
13	4962604.3	587736.0
14	4962605.7	587734.3
15	4962606.4	587731.1
16	4962607.8	587725.8
17	4962610.1	587721.9
18	4962613.3	587719.8
19	4962616.3	587717.6
20	4962619.9	587716.8
21	4962632.0	587713.4

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 11th DAY OF MAY 2021

PREPARED FOR
CONSENT APPLICATION

MAY 20, 2021
DATE

PETER T. RAIKES, BSc., CLS., MRICS.
ONTARIO LAND SURVEYOR

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DRAWN BY : BRAD PETROFF	PROJECT No. 204550
CHECKED BY : COLE RAIKES & PETER DUJUIS	



RAIKES
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REGISTERED

LOT 20A

WATSON ROAD
(Locally Known As)
(UNNAMED)